

Housing and Community Renewal, Division of

Mission

The Division of Housing and Community Renewal (DHCR) is responsible for the supervision, maintenance, and development of affordable low- and moderate-income housing in New York State. DHCR performs a number of activities, including oversight and regulation of the State's public and publicly assisted rental housing; administration of the State's rent regulations and protection of rent regulated tenants; and administration of housing development and community preservation programs, including State and Federal grants and loans to housing developers in order to finance construction and renovation of affordable housing.

Organization and Staffing

DHCR maintains three main offices and two regional offices in Buffalo and Syracuse. Main offices in Albany and Manhattan are responsible for agency-wide administrative functions and the development and execution of DHCR's policies for its Community Development and Housing programs. DHCR's Rent Administration program is administered through the main office in Queens and local offices in rent regulated communities.

Budget Highlights

The FY 2024 Executive Budget recommends \$771.5 million in appropriations, a decrease of \$5.2 billion from the FY 2023 budget primarily attributable to the appropriation for the five-year Housing Program in the FY 2023 budget becoming a reappropriation in the FY 2024 budget.

The Executive Budget recommends a workforce of 671 FTEs, which is an increase of 46 from the FY 2023 Budget, primarily to implement and enforce the provisions of the New York Housing Compact.

Major budget actions in the Executive Budget include:

- Utilizing \$90.7 million in reserves from the Mortgage Insurance Fund (MIF) to support the Rural Rental Assistance Program, the Neighborhood Preservation Program, the Rural Preservation Program, and homeless housing programs.
- Incentivizing and enabling the supply of, and access to, affordable housing throughout the State including by: requiring local governments to meet growth targets for the development of housing, requiring local governments to rezone areas near transit stops, simplifying the process by which localities can declare dangerous, vacant residential properties as abandoned, incentivizing the creation of accessory dwelling units, and authorizing New York City to repeal the floor-area ratio limit on residential density and to enable the conversion of hotels and commercial office space into residential housing,
- Establishing the Infrastructure Support Fund and Planning Assistance Fund to assist localities in meeting new zoning requirements,
- Increasing and stabilizing homeownership in low-income communities of color,
- Establishing the Housing Review Board and Planning Office, both of which will enforce and assist localities in complying with the provisions of the Governor's Housing Compact,
- Providing \$20 million to assist landlords in meeting lead remediation requirements to protect tenants from the harms of lead exposure,
- Requiring zoning and housing production data to be reported by local governments, and developing an IT system for mapping such data,
- Expanding the Tenant Protection Unit to add offices outside of New York City, particularly in areas with high concentrations of mobile home parks,
- Continuing the investment in the five-year, \$25 billion comprehensive Housing Plan to create and preserve 100,000 affordable homes, including 10,000 homes with support services for vulnerable populations, and electrify an additional 50,000 homes as part of the State's plan to electrify 1 million homes and make another 1 million electrification ready.

For more information on this agency's budget recommendations located in the Executive Budget Briefing Book, click on the following link:

Program Highlights

Finance and Development

NYS DOB | FY2024 Executive Budget | Agency Appropriations

Funds the development and preservation of affordable housing, including the Low Income Housing Tax Credit programs, tax exempt and taxable bond finance programs, single family loan and capital awards programs.

Housing Preservation

Oversees programs that maintain and enhance the State’s portfolio of existing affordable housing, including DHCR’s Public Housing portfolio, the Office of Rent Administration, the Section 8 Program, Asset Management, and the Weatherization Assistance Program.

Community Renewal

Supports programs targeting community and economic development, job creation and downtown revitalization, including the NYS Community Development Block Grant Program, New York’s Main Street Program, the Affordable Housing Corporation, the Neighborhood Stabilization program and the Neighborhood and Rural Preservation Programs.

ALL FUNDS APPROPRIATIONS (dollars)

| Category | Available FY 2023 | Appropriations Recommended FY 2024 | Change From FY 2023 | Reappropriations Recommended FY 2024 |
|-------------------|----------------------|--|------------------------|--|
| State Operations | 134,689,000 | 181,574,000 | 46,885,000 | 203,072,000 |
| Aid To Localities | 538,235,000 | 110,750,000 | (427,485,000) | 962,503,500 |
| Capital Projects | 5,303,200,000 | 479,700,000 | (4,823,500,000) | 7,685,645,000 |
| Total | 5,976,124,000 | 772,024,000 | (5,204,100,000) | 8,851,220,500 |

ALL FUND TYPES PROJECTED LEVELS OF EMPLOYMENT BY PROGRAM FILLED ANNUAL SALARIED POSITIONS

| Program | FY 2023 Estimated FTEs 03/31/23 | FY 2024 Estimated FTEs 03/31/24 | FTE Change |
|--|---------------------------------------|---------------------------------------|------------|
| F&D - Community Development | | | |
| Special Revenue Funds - Other | 64 | 64 | 0 |
| OHP - Low Income Weatherization | | | |
| Special Revenue Funds - Federal | 28 | 28 | 0 |
| OHP - Rent Administration | | | |
| General Fund | 13 | 13 | 0 |
| Special Revenue Funds - Other | 371 | 371 | 0 |
| OHP - Housing | | | |
| Special Revenue Funds - Federal | 45 | 45 | 0 |
| Special Revenue Funds - Other | 52 | 52 | 0 |
| OPS - Administration | | | |
| General Fund | 17 | 63 | 46 |
| Special Revenue Funds - Other | 35 | 35 | 0 |
| Total | 625 | 671 | 46 |

NYS DOB | FY 2024 Executive Budget | Agency Appropriations
STATE OPERATIONS
ALL FUNDS FINANCIAL REQUIREMENTS BY FUND TYPE
APPROPRIATIONS
(dollars)

| Fund Type | Available FY 2023 | Recommended FY 2024 | Change |
|---------------------------------|----------------------|------------------------|-------------------|
| General Fund | 12,474,000 | 18,984,000 | 6,510,000 |
| Special Revenue Funds - Federal | 16,308,000 | 56,308,000 | 40,000,000 |
| Special Revenue Funds - Other | 105,907,000 | 106,282,000 | 375,000 |
| Total | 134,689,000 | 181,574,000 | 46,885,000 |

STATE OPERATIONS
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)

| Program | Available FY 2023 | Recommended FY 2024 | Change |
|---|----------------------|------------------------|-------------------|
| F&D - Community Development | | | |
| General Fund | 689,000 | 689,000 | 0 |
| Special Revenue Funds - Other | 8,277,000 | 8,404,000 | 127,000 |
| HOMEOWNER STABILIZATION FUND | | | |
| General Fund | 0 | 120,000 | 120,000 |
| HOUSING PLANNING | | | |
| General Fund | 0 | 4,020,000 | 4,020,000 |
| HOUSING REVIEW BOARD | | | |
| General Fund | 0 | 1,200,000 | 1,200,000 |
| LEAD ABATEMENT | | | |
| General Fund | 0 | 268,000 | 268,000 |
| OCR - Community Renewal | | | |
| General Fund | 327,000 | 327,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | | | |
| General Fund | 0 | 500,000 | 500,000 |
| OHP - Housing | | | |
| General Fund | 864,000 | 864,000 | 0 |
| Special Revenue Funds - Federal | 11,584,000 | 11,584,000 | 0 |
| Special Revenue Funds - Other | 9,503,000 | 9,552,000 | 49,000 |
| OHP - Low Income Weatherization | | | |
| Special Revenue Funds - Federal | 4,724,000 | 44,724,000 | 40,000,000 |
| OHP - Rent Administration | | | |
| General Fund | 1,825,000 | 2,227,000 | 402,000 |
| Special Revenue Funds - Other | 83,417,000 | 83,616,000 | 199,000 |
| OPS - Administration | | | |
| General Fund | 8,769,000 | 8,769,000 | 0 |
| Special Revenue Funds - Other | 4,710,000 | 4,710,000 | 0 |
| Total | 134,689,000 | 181,574,000 | 46,885,000 |

NYS DOB | FY 2024 Executive Budget | Agency Appropriations
STATE OPERATIONS - GENERAL FUND
SUMMARY OF PERSONAL SERVICE APPROPRIATIONS AND CHANGES
FY 2024 RECOMMENDED

(dollars)

| Program | Total | | Personal Service Regular (Annual Salaried) | |
|---|-------------------|------------------|---|------------------|
| | Amount | Change | Amount | Change |
| F&D - Community Development | 684,000 | 0 | 674,000 | 0 |
| HOMEOWNER STABILIZATION FUND | 101,000 | 101,000 | 100,000 | 100,000 |
| HOUSING PLANNING | 3,001,000 | 3,001,000 | 3,000,000 | 3,000,000 |
| HOUSING REVIEW BOARD | 1,001,000 | 1,001,000 | 1,000,000 | 1,000,000 |
| LEAD ABATEMENT | 201,000 | 201,000 | 200,000 | 200,000 |
| OCR - Community Renewal | 322,000 | 0 | 315,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | 451,000 | 451,000 | 450,000 | 450,000 |
| OHP - Housing | 859,000 | 0 | 855,000 | 0 |
| OHP - Rent Administration | 2,088,000 | 301,000 | 2,084,000 | 300,000 |
| OPS - Administration | 2,037,000 | 0 | 2,022,000 | 0 |
| Total | 10,745,000 | 5,056,000 | 10,700,000 | 5,050,000 |

| Program | Temporary Service (Nonannual Salaried) | | Holiday/Overtime Pay | |
|---|---|----------|----------------------|--------------|
| | Amount | Change | Amount | Change |
| F&D - Community Development | 0 | 0 | 10,000 | 0 |
| HOMEOWNER STABILIZATION FUND | 0 | 0 | 1,000 | 1,000 |
| HOUSING PLANNING | 0 | 0 | 1,000 | 1,000 |
| HOUSING REVIEW BOARD | 0 | 0 | 1,000 | 1,000 |
| LEAD ABATEMENT | 0 | 0 | 1,000 | 1,000 |
| OCR - Community Renewal | 0 | 0 | 7,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | 0 | 0 | 1,000 | 1,000 |
| OHP - Housing | 0 | 0 | 4,000 | 0 |
| OHP - Rent Administration | 0 | 0 | 4,000 | 1,000 |
| OPS - Administration | 0 | 0 | 15,000 | 0 |
| Total | 0 | 0 | 45,000 | 6,000 |

NYS DOB | FY 2024 Executive Budget | Agency Appropriations
STATE OPERATIONS - GENERAL FUND
SUMMARY OF NONPERSONAL SERVICE AND MAINTENANCE UNDISTRIBUTED
APPROPRIATIONS AND CHANGES
FY 2024 RECOMMENDED
(dollars)

| Program | Total | | Supplies and Materials | |
|---|------------------|------------------|------------------------|---------------|
| | Amount | Change | Amount | Change |
| F&D - Community Development | 5,000 | 0 | 1,000 | 0 |
| HOMEOWNER STABILIZATION FUND | 19,000 | 19,000 | 5,000 | 5,000 |
| HOUSING PLANNING | 1,019,000 | 1,019,000 | 20,000 | 20,000 |
| HOUSING REVIEW BOARD | 199,000 | 199,000 | 10,000 | 10,000 |
| LEAD ABATEMENT | 67,000 | 67,000 | 10,000 | 10,000 |
| OCR - Community Renewal | 5,000 | 0 | 1,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | 49,000 | 49,000 | 1,000 | 1,000 |
| OHP - Housing | 5,000 | 0 | 1,000 | 0 |
| OHP - Rent Administration | 139,000 | 101,000 | 6,000 | 5,000 |
| OPS - Administration | 6,732,000 | 0 | 311,000 | 0 |
| Total | 8,239,000 | 1,454,000 | 366,000 | 51,000 |

| Program | Travel | | Contractual Services | |
|---|----------------|---------------|----------------------|------------------|
| | Amount | Change | Amount | Change |
| F&D - Community Development | 2,000 | 0 | 1,000 | 0 |
| HOMEOWNER STABILIZATION FUND | 7,000 | 7,000 | 5,000 | 5,000 |
| HOUSING PLANNING | 10,000 | 10,000 | 980,000 | 980,000 |
| HOUSING REVIEW BOARD | 10,000 | 10,000 | 169,000 | 169,000 |
| LEAD ABATEMENT | 10,000 | 10,000 | 37,000 | 37,000 |
| OCR - Community Renewal | 2,000 | 0 | 1,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | 1,000 | 1,000 | 46,000 | 46,000 |
| OHP - Housing | 2,000 | 0 | 1,000 | 0 |
| OHP - Rent Administration | 45,000 | 10,000 | 86,000 | 85,000 |
| OPS - Administration | 157,000 | 0 | 6,002,000 | 0 |
| Total | 246,000 | 48,000 | 7,328,000 | 1,322,000 |

NYS DOB | FY2024 Executive Budget | Agency Appropriations

| Program | Amount | Equipment | |
|---|--------|----------------|---------------|
| | | Amount | Change |
| F&D - Community Development | | 1,000 | 0 |
| HOMEOWNER STABILIZATION FUND | | 2,000 | 2,000 |
| HOUSING PLANNING | | 9,000 | 9,000 |
| HOUSING REVIEW BOARD | | 10,000 | 10,000 |
| LEAD ABATEMENT | | 10,000 | 10,000 |
| OCR - Community Renewal | | 1,000 | 0 |
| OFFICE OF RESILIENT HOMES AND COMMUNITIES | | 1,000 | 1,000 |
| OHP - Housing | | 1,000 | 0 |
| OHP - Rent Administration | | 2,000 | 1,000 |
| OPS - Administration | | 262,000 | 0 |
| Total | | 299,000 | 33,000 |

**STATE OPERATIONS - OTHER THAN GENERAL FUND
SUMMARY OF APPROPRIATIONS AND CHANGES
FY 2024 RECOMMENDED
(dollars)**

| Program | Total | | Personal Service | |
|---------------------------------|--------------------|-------------------|-------------------|-------------------|
| | Amount | Change | Amount | Change |
| F&D - Community Development | 8,404,000 | 127,000 | 4,250,000 | 0 |
| OHP - Housing | 21,136,000 | 49,000 | 11,631,000 | 0 |
| OHP - Low Income Weatherization | 44,724,000 | 40,000,000 | 11,543,000 | 10,000,000 |
| OHP - Rent Administration | 83,616,000 | 199,000 | 31,531,000 | 0 |
| OPS - Administration | 4,710,000 | 0 | 2,717,000 | 0 |
| Total | 162,590,000 | 40,375,000 | 61,672,000 | 10,000,000 |

| Program | Nonpersonal Service | |
|---------------------------------|---------------------|-------------------|
| | Amount | Change |
| F&D - Community Development | 4,154,000 | 127,000 |
| OHP - Housing | 9,505,000 | 49,000 |
| OHP - Low Income Weatherization | 33,181,000 | 30,000,000 |
| OHP - Rent Administration | 52,085,000 | 199,000 |
| OPS - Administration | 1,993,000 | 0 |
| Total | 100,918,000 | 30,375,000 |

NYS DOB | FY 2024 Executive Budget | Agency Appropriations
AID TO LOCALITIES
ALL FUNDS FINANCIAL REQUIREMENTS BY FUND TYPE
APPROPRIATIONS
(dollars)

| Fund Type | Available FY 2023 | Recommended FY 2024 | Change |
|---------------------------------|----------------------|------------------------|----------------------|
| General Fund | 159,735,000 | 23,250,000 | (136,485,000) |
| Special Revenue Funds - Federal | 363,500,000 | 72,500,000 | (291,000,000) |
| Special Revenue Funds - Other | 15,000,000 | 15,000,000 | 0 |
| Total | 538,235,000 | 110,750,000 | (427,485,000) |

AID TO LOCALITIES
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)

| Program | Available FY 2023 | Recommended FY 2024 | Change |
|--|----------------------|------------------------|---------------|
| Association for Neighborhood and Housing Development | | | |
| General Fund | 150,000 | 0 | (150,000) |
| Community Controlled Affordable Housing | | | |
| General Fund | 1,000,000 | 1,000,000 | 0 |
| F&D - Housing Development Fund Program | | | |
| Special Revenue Funds - Other | 15,000,000 | 15,000,000 | 0 |
| FAIR CHANCE HOUSING REFORMS | | | |
| General Fund | 250,000 | 250,000 | 0 |
| Fair Housing Testing | | | |
| General Fund | 2,000,000 | 2,000,000 | 0 |
| HEAL THE VIOLENCE PROGRAM | | | |
| General Fund | 250,000 | 0 | (250,000) |
| Homeowner Protection | | | |
| General Fund | 35,000,000 | 0 | (35,000,000) |
| Hurricane IDA Relief | | | |
| Special Revenue Funds - Federal | 41,000,000 | 0 | (41,000,000) |
| LAND BANKS | | | |
| General Fund | 50,000,000 | 0 | (50,000,000) |
| Legal Representation for Eviction | | | |
| General Fund | 35,000,000 | 0 | (35,000,000) |
| OCR - Small Cities Community Development Block Grant | | | |
| Special Revenue Funds - Federal | 40,000,000 | 40,000,000 | 0 |
| OHP - Low Income Weatherization | | | |
| Special Revenue Funds - Federal | 282,500,000 | 32,500,000 | (250,000,000) |
| OHP - Periodic Subsidies - Local Areas | | | |
| General Fund | 2,985,000 | 0 | (2,985,000) |
| PLANNING ASSISTANCE FUND | | | |
| General Fund | 0 | 20,000,000 | 20,000,000 |
| Pa'lante Harlem, Inc | | | |
| General Fund | 100,000 | 0 | (100,000) |
| SENATE PRIORITIES FOR HOUSING INITIATIVES | | | |
| General Fund | 1,000,000 | 0 | (1,000,000) |

| | | | |
|--------------|--------------------|--------------------|----------------------|
| Total | 506,235,000 | 110,750,000 | (395,485,000) |
|--------------|--------------------|--------------------|----------------------|

**CAPITAL PROJECTS
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)**

| Comprehensive Construction Program | Available FY 2023 | Recommended FY 2024 | Change | Reappropriations FY 2024 |
|---|------------------------------|--------------------------------|-----------------|-------------------------------------|
| Access to Home | | | | |
| Housing Program Fund | 1,000,000 | 1,000,000 | 0 | 457,000 |
| Adaptive Reuse Affordable Housing Program | | | | |
| Housing Program Fund | 0 | 0 | 0 | 100,000,000 |
| Affordable Housing Corporation | | | | |
| Housing Program Fund | 36,000,000 | 26,000,000 | (10,000,000) | 160,306,000 |
| Governor's Office of Storm Recovery | | | | |
| Housing Program Fund | 77,000,000 | 28,000,000 | (49,000,000) | 93,960,000 |
| Homes for Working Families Program | | | | |
| Housing Program Fund | 14,000,000 | 14,000,000 | 0 | 58,848,000 |
| Housing Opportunity Program For Elderly | | | | |
| Housing Program Fund | 3,400,000 | 1,400,000 | (2,000,000) | 6,236,000 |
| Housing Our Neighbors with Dignity | | | | |
| Housing Program Fund | 100,000,000 | 0 | (100,000,000) | 100,000,000 |
| Housing Program | | | | |
| Housing Program Fund | 4,505,000,000 | 0 | (4,505,000,000) | 5,541,656,000 |
| Infrastructure Investment – Settlement Funds | 0 | 0 | 0 | 63,278,000 |
| Housing Program Capital Improvement | | | | |
| Capital Projects Fund | 0 | 0 | 0 | 84,245,000 |
| Low Income Housing Trust Fund | | | | |
| Housing Program Fund | 44,200,000 | 44,200,000 | 0 | 183,629,000 |
| Main Street Program | | | | |
| Housing Program Fund | 4,200,000 | 4,200,000 | 0 | 10,014,000 |
| Manufactured Home Advantage Program | | | | |
| Housing Program Fund | 5,000,000 | 5,000,000 | 0 | 13,743,000 |
| Mitchell Lama Rehabilitation and Preservation Program and All Affordable Program | | | | |
| Housing Assistance Fund | 0 | 0 | 0 | 5,911,000 |
| Mitchell-Lama Preservation and Homeownership Program | | | | |
| Housing Program Fund | 100,000,000 | 0 | (100,000,000) | 100,000,000 |
| New Facilities | | | | |
| Federal Capital Projects Fund | 0 | 0 | 0 | 10,100,000 |
| Housing Program Fund | 0 | 349,500,000 | 349,500,000 | 0 |
| New York City Housing Authority Program | | | | |
| Housing Program Fund | 0 | 0 | 0 | 350,000,000 |
| Public Housing Assistance Program | | | | |
| Housing Program Fund | 400,000,000 | 0 | (400,000,000) | 400,000,000 |
| Public Housing Modernization Program | | | | |
| Housing Program Fund | 6,400,000 | 6,400,000 | 0 | 47,642,000 |
| Public Housing Preservation Program | | | | |
| Housing Program Fund | 0 | 0 | 0 | 16,276,000 |
| Public Housing Program | | | | |

NYS DOB | FY2024 Executive Budget | Agency Appropriations

| | | | | |
|---|----------------------|--------------------|------------------------|----------------------|
| Housing Program Fund | 0 | 0 | 0 | 325,000,000 |
| Small Rental Housing Development Initiative | | | | |
| Housing Program Fund | 7,000,000 | 0 | (7,000,000) | 7,000,000 |
| State Housing Bond Fund | | | | |
| State Housing Bond Fund | 0 | 0 | 0 | 7,344,000 |
| Total | 5,303,200,000 | 479,700,000 | (4,823,500,000) | 7,685,645,000 |

Note: Most recent estimates as of 02/01/2023